HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

New Home Market

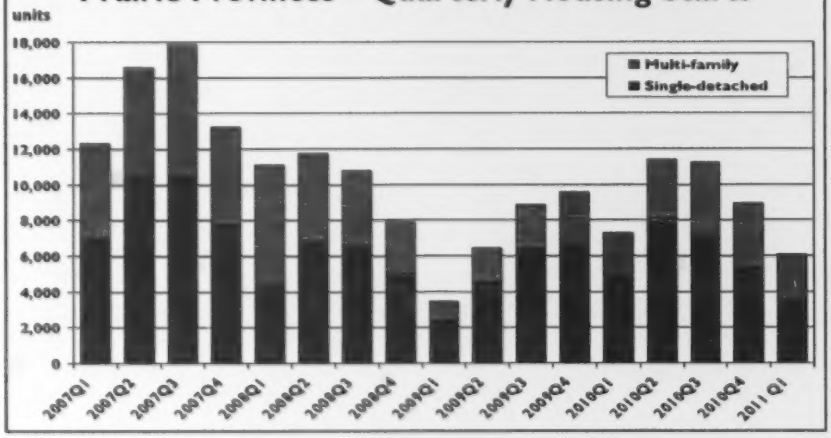
Prairie Housing Starts Moderate from Last Year

Due to slower single-detached construction, total housing starts across the Prairie Provinces decreased 16 per cent from 7,297 in the first quarter of 2010 to 6,099 in 2011. Work started on 2,576 multi-family units in the first three months of 2011, a 14 per cent gain from a year earlier. Meanwhile, 3,523 single-detached foundations were poured in the first quarter of 2011 compared to 5,042 in the same period in 2010, representing a decrease of 30 per cent.

Total housing starts in Alberta reached 4,211 in the first quarter of 2011, a decline of 26 per cent from the 5,651 starts in the previous year. Provincial multi-family starts rose four per cent

Figure 1

Prairie Provinces – Quarterly Housing Starts



Source: CMHC

Table of Contents

1 New Home Market
2 Resale Market
3 Economy
5 Housing Now Report Tables
6 Summary of Market
10 Starts
26 Completions
38 Absorptions
40 MLS® Activity
43 Economic Indicators

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in the first quarter of 2011 from 1,675 in 2010 to 1,749 in 2011. Meanwhile, single-detached starts decreased from 3,976 in the first three months of 2010 to 2,462 in the same period in 2011, a decline of 38 per cent. Builders decreased construction in the first quarter of 2011 in response to a slowdown in demand and an increase in inventory.

Among Alberta's larger urban centres, the Edmonton Census Metropolitan Area (CMA) reported a 23 per cent decrease in total starts for the first quarter this year. Total starts in the Capital region amounted to 1,565 for the first three months of 2011, comprised of 801 single-detached and 764 multi-family starts. Single-detached starts decreased by 43 per cent over the previous year, while there was a 20 per cent up-tick in the multi-family sector. New construction in the Calgary CMA also decreased. Multi-family starts decreased by 10 per cent in the first quarter from 633 in 2010 to 567 in 2011. Meanwhile, 981 single-detached foundations were poured in the Calgary region, down 36 per cent from the first three months of 2010. The Census Agglomerations (CAs) of Grande Prairie and Lethbridge experienced stronger new home construction, while activity was weaker in the Medicine Hat and Red Deer CAs. Wood Buffalo experienced no change to the end of March.

Home builders in Saskatchewan increased production in the first quarter of 2011, largely in response to anticipated demand. In the first three months of 2011, 1,156 new homes were started in Saskatchewan, an increase of 47 per cent from the 786 units started in the same period in 2010. Single-detached starts advanced four per cent from 543 starts in the first quarter of 2010 to 564 in 2011. Meanwhile, multi-family construction reached 592 starts in the first quarter of 2011, more than doubling the 243 starts in the previous year.

In the Saskatchewan CMAs, 330 homes were started in Regina in the first three months of 2011, up 39 per cent from the 2010 figure. Regina's growth was led by a 63 per cent up-tick in multi-family construction, followed by a 21 per cent rise in single-detached starts. In Saskatoon, single-detached starts increased 3.6 per cent, while multi-family construction was more than four times higher than the previous year. Combined, Saskatoon's total starts reached 648 units in the first quarter of 2011, 78 per cent higher than in the same period in 2010.

In Manitoba, housing starts totalled 732 units from January to March 2011, a decrease of 15 per cent from the 860 units started in 2010. The majority of the decrease was due to the lower performance in the multi-family sector. In the first three months of 2011, work started on 235 multi-family units, a decline of 30 per cent over the previous year. Single-detached builders decreased production by five per cent to 497 starts in the first quarter of 2011, down from 523 in the same period in 2010.

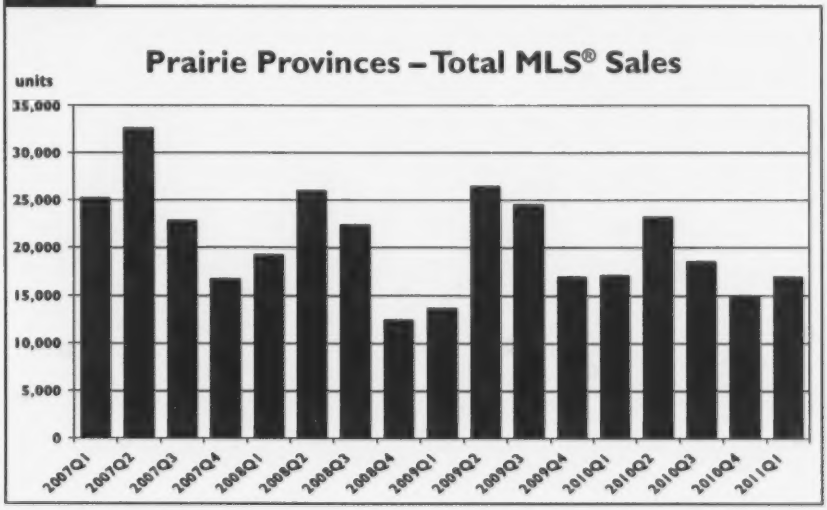
Total housing starts in the Winnipeg CMA amounted to 490 in the first quarter of 2011, a 26 per cent decrease over the 663 units started in the first three months of 2010. The multi-family sector accounted for the majority of the decline with 142 starts to the end of March 2011, down from 299 in the same period last year. Single-detached construction decreased four per cent from 364 starts in the first quarter of 2010 to 348 in the same period in 2011.

Resale Market

Existing Homes Sales Increase in Manitoba

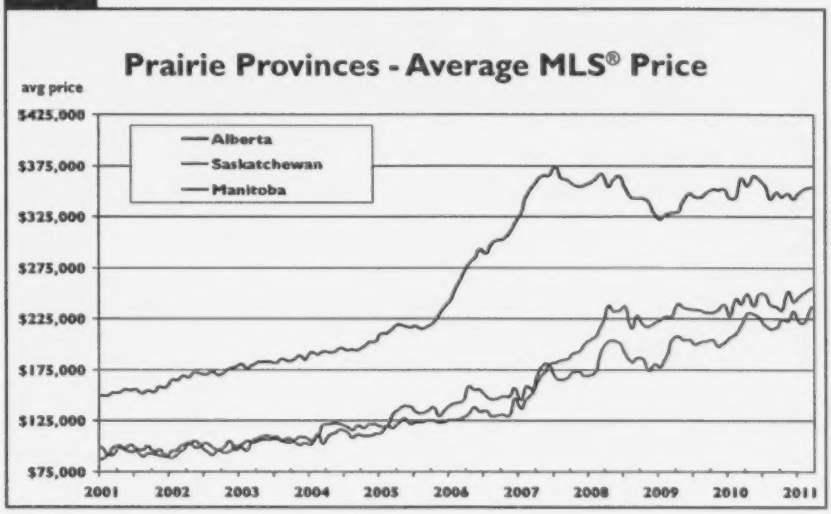
Residential sales across the Prairies stayed relatively stable in the first three months of 2011, moving from 17,136 in 2010 to 16,931 transactions in 2011. Buyers' market conditions continued in most major markets in

Figure 2



Source: CREA (Raw)

Figure 3



Source: CREA (Raw)

Alberta during the first quarter of 2011. Existing home sales in Alberta declined 3.5 per cent from 12,362 in the first three months of 2010 to 11,935 in 2011. In Saskatchewan, MLS® sales increased to 2,342 units, up one per cent from the 2,325 homes sold in the first quarter of 2010. Manitoba MLS® sales increased over by over eight per cent year-over-year, rising from 2,449 sales in the first three months of 2010 to 2,654 sales in the same period in 2011.

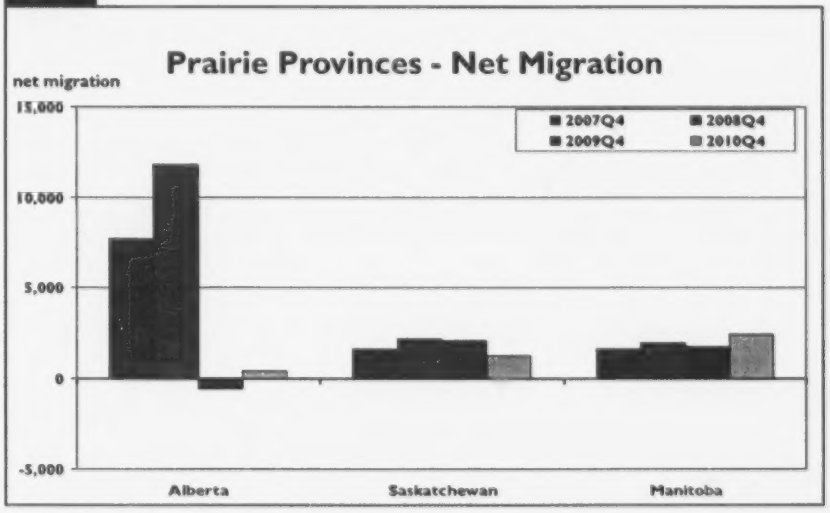
All three Prairie Provinces recorded year-over-year gains in the MLS® average price in the first quarter of 2011. Following the moderation in the fourth quarter of 2010, the average price in Alberta rose modestly by 0.1 per cent in the first quarter of 2011, increasing to $351,836 from $351,634 in the previous year. Saskatchewan experienced a gain of about six per cent, averaging $251,997 in the first three months of 2011 compared to $238,599 in the same period last year. Meanwhile, Manitoba continued to demonstrate the strongest price growth in the Prairies. In the first quarter of 2011, the average resale price reached $228,784, a seven per cent increase from $213,612 in 2010.

Economy

Net Migration Remains Positive in Manitoba

Both Alberta and Saskatchewan saw total net migration decline in 2010. To the end of December 2010, total net migration was 21,806 in Alberta, a decrease of 21 per cent from the 27,454 migrants in 2009. A loss of non-permanent residents was a contributor to the decline, while international migration continued to be a notable positive. Alberta welcomed 24,177 more international migrants in 2010, up from 18,605 in 2009. Despite this, the province lost 9,168 non-permanent residents in 2010, a considerable departure from the gain of 7,748 in the previous year. Saskatchewan saw a smaller decrease of 6.4 per cent with 10,188 net migrants in 2010 compared to 10,890 in 2009. Meanwhile, 7,258 more international migrants called Saskatchewan home during the same period, an increase of 11 per cent from the year prior. Saskatchewan also gained from interprovincial migration

Figure 4



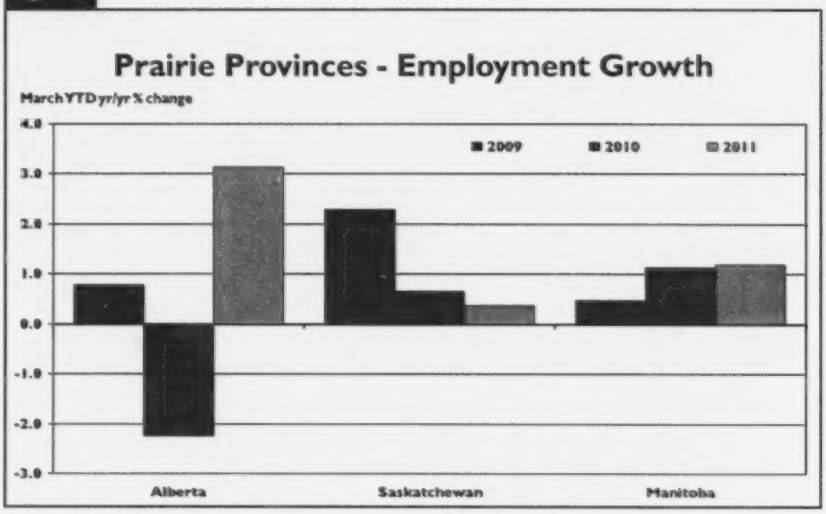
Source: Statistics Canada

with 2,689 people moving to the province on a net basis in 2010, a 12 per cent increase compared to the previous year. Total net migration remains elevated in Saskatchewan despite the pullback in 2010 from 2009.

Manitoba was the only province to record an improvement in net migration last year. In Manitoba, total net migration increased by 13 per cent from 10,019 in 2009 to 11,315 in 2010. For international migration, Manitoba gained 14,220 migrants in 2010, up 19 per cent over 2009 figures. Manitoba, however, lost 2,421 net interprovincial migrants in 2010, a further decline from the previous year when the province lost 2,373 people.

Labour market conditions improved across the Prairie Provinces in the first three months of 2011. At the end of the first quarter, total employment in Manitoba rose 1.9 per cent from corresponding levels last year. Meanwhile, Saskatchewan experienced positive employment growth of 0.3 per cent to the end of March 2011. Alberta's employment growth experienced a three per cent gain to the end of March 2011, a welcome change from the lower level of employment experienced in 2010. Employment gains helped reduce the unemployment rate in Alberta to a seasonally adjusted 5.6 per cent in March 2011, down 1.8 percentage points from a year earlier.

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Prairie Region
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	3,220	500	58	7	595	682	38	619	380	6,099
Q1 2010	4,517	664	40	4	496	509	41	358	668	7,297
% Change	-28.7	-24.7	45.0	75.0	20.0	34.0	-7.3	72.9	-43.1	-16.4
Year-to-date 2011	3,220	500	58	7	595	682	38	619	380	6,099
Year-to-date 2010	4,517	664	40	4	496	509	41	358	668	7,297
% Change	-28.7	-24.7	45.0	75.0	20.0	34.0	-7.3	72.9	-43.1	-16.4
UNDER CONSTRUCTION										
Q1 2011	9,591	1,382	233	32	2,653	7,702	178	2,893	954	25,618
Q1 2010	11,088	1,646	414	32	2,190	8,560	105	1,883	1,122	27,040
% Change	-13.5	-16.0	-43.7	0.0	21.1	-10.0	69.5	53.6	-15.0	-5.3
COMPLETIONS										
Q1 2011	4,210	484	99	10	509	849	62	445	1,353	8,021
Q1 2010	3,864	476	28	6	444	1,773	63	376	1,596	8,626
% Change	9.0	1.7	**	66.7	14.6	-52.1	-1.6	18.4	-15.2	-7.0
Year-to-date 2011	4,210	484	99	10	509	849	62	445	1,353	8,021
Year-to-date 2010	3,864	476	28	6	444	1,773	63	376	1,596	8,626
% Change	9.0	1.7	**	66.7	14.6	-52.1	-1.6	18.4	-15.2	-7.0
COMPLETED & NOT ABSORBED										
Q1 2011	1,596	222	28	12	277	1,927	13	25	na	4,100
Q1 2010	1,353	178	24	9	277	1,669	4	322	na	3,836
% Change	18.0	24.7	16.7	33.3	0.0	15.5	**	-92.2	n/a	6.9
ABSORBED										
Q1 2011	3,694	445	99	5	431	614	22	297	na	5,607
Q1 2010	3,368	486	22	8	490	1,624	13	201	na	6,212
% Change	9.7	-8.4	**	-37.5	-12.0	-62.2	69.2	47.8	n/a	-9.7
Year-to-date 2011	3,694	445	99	5	431	614	22	297	na	5,607
Year-to-date 2010	3,368	486	22	8	490	1,624	13	201	na	6,212
% Change	9.7	-8.4	**	-37.5	-12.0	-62.2	69.2	47.8	n/a	-9.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Manitoba
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	394	24	4	5	60	48	10	84	103	732
Q1 2010	407	6	0	2	42	110	1	155	137	860
% Change	-3.2	**	n/a	150.0	42.9	-56.4	**	-45.8	-24.8	-14.9
Year-to-date 2011	394	24	4	5	60	48	10	84	103	732
Year-to-date 2010	407	6	0	2	42	110	1	155	137	860
% Change	-3.2	**	n/a	150.0	42.9	-56.4	**	-45.8	-24.8	-14.9
UNDER CONSTRUCTION										
Q1 2011	1,183	36	7	17	158	430	44	1,012	103	2,990
Q1 2010	1,001	20	0	14	154	205	16	419	149	1,978
% Change	18.2	80.0	n/a	21.4	2.6	109.8	175.0	141.5	-30.9	51.2
COMPLETIONS										
Q1 2011	215	8	0	9	36	0	4	16	514	802
Q1 2010	256	10	0	1	14	159	16	109	598	1,163
% Change	-16.0	-20.0	n/a	**	157.1	-100.0	-75.0	-85.3	-14.0	-31.0
Year-to-date 2011	215	8	0	9	36	0	4	16	514	802
Year-to-date 2010	256	10	0	1	14	159	16	109	598	1,163
% Change	-16.0	-20.0	n/a	**	157.1	-100.0	-75.0	-85.3	-14.0	-31.0
COMPLETED & NOT ABSORBED										
Q1 2011	114	3	0	9	11	96	0	1	n/a	234
Q1 2010	124	5	0	9	7	119	0	99	n/a	363
% Change	-8.1	-40.0	n/a	0.0	57.1	-19.3	n/a	-99.0	n/a	-35.5
ABSORBED										
Q1 2011	207	2	0	5	31	4	0	0	n/a	249
Q1 2010	226	1	4	3	19	128	0	113	n/a	494
% Change	-8.4	100.0	-100.0	66.7	63.2	-96.9	n/a	-100.0	n/a	-49.6
Year-to-date 2011	207	2	0	5	31	4	0	0	n/a	249
Year-to-date 2010	226	1	4	3	19	128	0	113	n/a	494
% Change	-8.4	100.0	-100.0	66.7	63.2	-96.9	n/a	-100.0	n/a	-49.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Saskatchewan
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	497	42	8	2	93	154	24	249	87	1,156
Q1 2010	465	4	0	0	39	174	11	16	77	786
% Change	6.9	**	n/a	n/a	138.5	-11.5	118.2	**	13.0	47.1
Year-to-date 2011	497	42	8	2	93	154	24	249	87	1,156
Year-to-date 2010	465	4	0	0	39	174	11	16	77	786
% Change	6.9	**	n/a	n/a	138.5	-11.5	118.2	**	13.0	47.1
UNDER CONSTRUCTION										
Q1 2011	1,536	92	24	4	399	861	73	676	455	4,120
Q1 2010	1,438	44	24	3	294	921	13	141	250	3,128
% Change	6.8	109.1	0.0	33.3	35.7	-6.5	**	**	82.0	31.7
COMPLETIONS										
Q1 2011	633	30	0	0	66	153	13	8	317	1,220
Q1 2010	561	24	0	3	27	148	23	24	268	1,078
% Change	12.8	25.0	n/a	-100.0	144.4	3.4	-43.5	-66.7	18.3	13.2
Year-to-date 2011	633	30	0	0	66	153	13	8	317	1,220
Year-to-date 2010	561	24	0	3	27	148	23	24	268	1,078
% Change	12.8	25.0	n/a	-100.0	144.4	3.4	-43.5	-66.7	18.3	13.2
COMPLETED & NOT ABSORBED										
Q1 2011	212	17	4	1	32	177	0	0	n/a	443
Q1 2010	141	15	0	0	20	175	0	0	n/a	351
% Change	50.4	13.3	n/a	n/a	60.0	1.1	n/a	n/a	n/a	26.2
ABSORBED										
Q1 2011	479	18	0	0	26	119	9	8	n/a	659
Q1 2010	470	14	0	3	22	194	5	0	n/a	708
% Change	1.9	28.6	n/a	-100.0	18.2	-38.7	80.0	n/a	n/a	-6.9
Year-to-date 2011	479	18	0	0	26	119	9	8	n/a	659
Year-to-date 2010	470	14	0	3	22	194	5	0	n/a	708
% Change	1.9	28.6	n/a	-100.0	18.2	-38.7	80.0	n/a	n/a	-6.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Alberta
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	2,329	434	46	0	442	480	4	286	190	4,211
Q1 2010	3,645	654	40	2	415	225	29	187	454	5,651
% Change	-36.1	-33.6	15.0	-100.0	6.5	113.3	-86.2	52.9	-58.1	-25.5
Year-to-date 2011	2,329	434	46	0	442	480	4	286	190	4,211
Year-to-date 2010	3,645	654	40	2	415	225	29	187	454	5,651
% Change	-36.1	-33.6	15.0	-100.0	6.5	113.3	-86.2	52.9	-58.1	-25.5
UNDER CONSTRUCTION										
Q1 2011	6,872	1,254	202	11	2,096	6,411	61	1,205	396	18,508
Q1 2010	8,649	1,582	390	15	1,742	7,434	76	1,323	723	21,934
% Change	-20.5	-20.7	-48.2	-26.7	20.3	-13.8	-19.7	-8.9	-45.2	-15.6
COMPLETIONS										
Q1 2011	3,362	446	99	1	407	696	45	421	522	5,999
Q1 2010	3,047	442	28	2	403	1,466	24	243	730	6,385
% Change	10.3	0.9	**	-50.0	1.0	-52.5	87.5	73.3	-28.5	-6.0
Year-to-date 2011	3,362	446	99	1	407	696	45	421	522	5,999
Year-to-date 2010	3,047	442	28	2	403	1,466	24	243	730	6,385
% Change	10.3	0.9	**	-50.0	1.0	-52.5	87.5	73.3	-28.5	-6.0
COMPLETED & NOT ABSORBED										
Q1 2011	1,270	202	24	2	234	1,654	13	24	n/a	3,423
Q1 2010	1,088	158	24	0	250	1,375	4	223	n/a	3,122
% Change	16.7	27.8	0.0	n/a	-6.4	20.3	**	-89.2	n/a	9.6
ABSORBED										
Q1 2011	3 008	425	99	0	374	491	13	289	n/a	4 699
Q1 2010	2 672	471	18	2	449	1 302	8	88	n/a	5 010
% Change	12.6	-9.8	**	-100.0	-16.7	-62.3	62.5	**	n/a	-6.2
Year-to-date 2011	3,008	425	99	0	374	491	13	289	n/a	4,699
Year-to-date 2010	2,672	471	18	2	449	1,302	8	88	n/a	5,010
% Change	12.6	-9.8	**	-100.0	-16.7	-62.3	62.5	**	n/a	-6.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Prairie Region
2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Winnipeg	348	364	10	10	53	24	79	265	490	663	-26.1
Centres 10,000 - 49,999											
Brandon	10	20	2	0	15	12	0	0	27	32	-15.6
Hanover RM	12	10	0	0	0	0	0	0	12	10	20.0
Portage la Prairie	3	1	0	0	0	0	0	0	3	1	200.0
St. Andrews	12	7	0	0	0	0	0	0	12	7	71.4
Steinbach MD	14	8	14	2	4	0	53	0	85	10	**
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	399	410	26	12	72	36	132	265	629	723	-13.0

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Winnipeg	348	364	10	10	53	24	79	265	490	663	-26.1
Centres 10,000 - 49,999											
Brandon	10	20	2	0	15	12	0	0	27	32	-15.6
Hanover RM	12	10	0	0	0	0	0	0	12	10	20.0
Portage la Prairie	3	1	0	0	0	0	0	0	3	1	200.0
St. Andrews	12	7	0	0	0	0	0	0	12	7	71.4
Steinbach MD	14	8	14	2	4	0	53	0	85	10	**
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	399	410	26	12	72	36	132	265	629	723	-13.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Regina	170	140	4	12	8	25	148	61	330	238	38.7
Saskatoon	290	280	30	4	77	0	251	81	648	365	77.5
Centres 10,000 - 49,999											
Estevan	3	2	8	0	0	8	0	36	11	46	-76.1
Lloydminster	11	7	2	0	14	0	0	0	27	7	**
Moose Jaw	6	7	0	0	0	0	0	0	6	7	-14.3
North Battleford	3	4	0	0	0	0	4	0	7	4	75.0
Prince Albert	11	8	0	0	0	0	0	12	11	20	-45.0
Swift Current	3	15	4	0	20	4	0	0	27	19	42.1
Yorkton	2	3	0	0	0	0	0	0	2	3	-33.3
Total Saskatchewan (10,000+)	499	466	48	16	119	37	403	190	1,069	709	50.8

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Regina	170	140	4	12	8	25	148	61	330	238	38.7
Saskatoon	290	280	30	4	77	0	251	81	648	365	77.5
Centres 10,000 - 49,999											
Estevan	3	2	8	0	0	8	0	36	11	46	-76.1
Lloydminster	11	7	2	0	14	0	0	0	27	7	**
Moose Jaw	6	7	0	0	0	0	0	0	6	7	-14.3
North Battleford	3	4	0	0	0	0	4	0	7	4	75.0
Prince Albert	11	8	0	0	0	0	0	12	11	20	-45.0
Swift Current	3	15	4	0	20	4	0	0	27	19	42.1
Yorkton	2	3	0	0	0	0	0	0	2	3	-33.3
Total Saskatchewan (10,000+)	499	466	48	16	119	37	403	190	1,069	709	50.8

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Calgary	981	1,528	158	204	213	224	196	205	1,548	2,161	-28.4
Edmonton	801	1,394	230	398	42	154	492	86	1,565	2,032	-23.0
Centres 50,000 - 99,999											
Grande Prairie	54	51	2	2	4	0	0	0	60	53	13.2
Lethbridge	96	129	8	14	99	16	57	0	260	159	63.5
Medicine Hat	12	48	2	4	4	4	0	0	18	56	-67.9
Red Deer	62	78	18	6	5	27	0	97	85	208	-59.1
Wood Buffalo	95	78	14	40	12	3	0	0	121	121	0.0
Centres 10,000 - 49,999											
Bonnyville MD	12	11	0	2	0	0	0	0	12	13	-7.7
Brooks	9	5	0	0	0	0	0	0	9	5	80.0
Camrose	7	20	10	8	0	4	0	0	17	32	-46.9
Canmore	1	1	0	2	0	0	5	0	6	3	100.0
Clearwater County MD	4	6	0	0	0	0	0	0	4	6	-33.3
Cold Lake	10	11	0	2	0	0	0	0	10	13	-23.1
Foothills No 31 MD	21	26	0	0	0	0	0	0	21	26	-19.2
High River T	9	22	0	8	3	0	0	0	12	30	-60.0
Lacombe T	9	46	10	4	0	0	0	0	19	50	-62.0
Lacombe County CM	9	5	0	0	0	0	0	0	9	5	80.0
Mackenzie No 23 MD	7	7	0	0	14	0	0	0	21	7	200.0
Mountain View County MD	6	12	0	0	0	0	0	0	6	12	-50.0
Okotoks	42	87	2	4	0	0	0	0	44	91	-51.6
Red Deer County CM	11	6	0	0	0	0	0	0	11	6	83.3
Strathmore T	1	2	6	4	68	4	16	0	91	10	**
Sylvan Lake	31	34	2	0	0	0	0	0	33	34	-2.9
Wetaskiwin County No 10 CM	5	5	0	0	0	0	0	0	5	5	0.0
Wetaskiwin	0	0	0	0	0	0	0	0	0	0	n/a
Yellowhead County MD	7	12	0	0	0	0	0	0	7	12	-41.7
Total Alberta (10,000+)	2,329	3,647	462	702	464	436	766	412	4,021	5,197	-22.6

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Calgary	981	1,528	158	204	213	224	196	205	1,548	2,161	-28.4
Edmonton	801	1,394	230	398	42	154	492	86	1,565	2,032	-23.0
Centres 50,000 - 99,999											
Grande Prairie	54	51	2	2	4	0	0	0	60	53	13.2
Lethbridge	96	129	8	14	99	16	57	0	260	159	63.5
Medicine Hat	12	48	2	4	4	4	0	0	18	56	-67.9
Red Deer	62	78	18	6	5	27	0	97	85	208	-59.1
Wood Buffalo	95	78	14	40	12	3	0	0	121	121	0.0
Centres 10,000 - 49,999											
Bonnyville MD	12	11	0	2	0	0	0	0	12	13	-7.7
Brooks	9	5	0	0	0	0	0	0	9	5	80.0
Camrose	7	20	10	8	0	4	0	0	17	32	-46.9
Canmore	1	1	0	2	0	0	5	0	6	3	100.0
Clearwater County MD	4	6	0	0	0	0	0	0	4	6	-33.3
Cold Lake	10	11	0	2	0	0	0	0	10	13	-23.1
Foothills No 31 MD	21	26	0	0	0	0	0	0	21	26	-19.2
High River T	9	22	0	8	3	0	0	0	12	30	-60.0
Lacombe T	9	46	10	4	0	0	0	0	19	50	-62.0
Lacombe County CM	9	5	0	0	0	0	0	0	9	5	80.0
Mackenzie No 23 MD	7	7	0	0	14	0	0	0	21	7	200.0
Mountain View County MD	6	12	0	0	0	0	0	0	6	12	-50.0
Okotoks	42	87	2	4	0	0	0	0	44	91	-51.6
Red Deer County CM	11	6	0	0	0	0	0	0	11	6	83.3
Strathmore T	1	2	6	4	68	4	16	0	91	10	**
Sylvan Lake	31	34	2	0	0	0	0	0	33	34	-2.9
Wetaskiwin County No 10 CM	5	5	0	0	0	0	0	0	5	5	0.0
Wetaskiwin	0	0	0	0	0	0	0	0	0	0	n/a
Yellowhead County MD	7	12	0	0	0	0	0	0	7	12	-41.7
Total Alberta (10,000+)	2,329	3,647	462	702	464	436	766	412	4,021	5,197	-22.6

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Winnipeg	50	24	3	0	48	110	31	155
Centres 10,000 - 49,999								
Brandon	12	12	3	0	0	0	0	0
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	4	0	0	0	53	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	62	36	10	0	48	110	84	155

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	50	24	3	0	48	110	31	155
Centres 10,000 - 49,999								
Brandon	12	12	3	0	0	0	0	0
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	4	0	0	0	53	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	62	36	10	0	48	110	84	155

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Regina	8	25	0	0	104	61	44	0
Saskatoon	77	0	0	0	50	73	201	8
Centres 10,000 - 49,999								
Estevan	0	4	0	4	0	36	0	0
Lloydminster	14	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	4	0
Prince Albert	0	0	0	0	0	4	0	8
Swift Current	0	4	20	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	99	33	20	4	154	174	249	16

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	8	25	0	0	104	61	44	0
Saskatoon	77	0	0	0	50	73	201	8
Centres 10,000 - 49,999								
Estevan	0	4	0	4	0	36	0	0
Lloydminster	14	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	4	0
Prince Albert	0	0	0	0	0	4	0	8
Swift Current	0	4	20	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	99	33	20	4	154	174	249	16

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Calgary	213	224	0	0	147	75	49	130
Edmonton	42	132	0	22	255	74	237	12
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	99	16	0	0	57	0	0	0
Medicine Hat	0	0	4	4	0	0	0	0
Red Deer	5	27	0	0	0	52	0	45
Wood Buffalo	12	0	0	3	0	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	0
Canmore	0	0	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	3	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	14	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	68	4	0	0	16	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	460	407	4	29	480	225	286	187

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	213	224	0	0	147	75	49	130
Edmonton	42	132	0	22	255	74	237	12
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	99	16	0	0	57	0	0	0
Medicine Hat	0	0	4	4	0	0	0	0
Red Deer	5	27	0	0	0	52	0	45
Wood Buffalo	12	0	0	3	0	0	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	0
Canmore	0	0	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	3	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	14	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	68	4	0	0	16	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	460	407	4	29	480	225	286	187

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Winnipeg	357	366	99	142	34	155	490	663
Centres 10,000 - 49,999								
Brandon	10	19	14	12	3	1	27	32
Hanover RM	12	10	0	0	0	0	12	10
Portage la Prairie	3	1	0	0	0	0	3	1
St. Andrews	12	7	0	0	0	0	12	7
Steinbach MD	28	10	0	0	57	0	85	10
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	422	413	113	154	94	156	629	723

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	357	366	99	142	34	155	490	663
Centres 10,000 - 49,999								
Brandon	10	19	14	12	3	1	27	32
Hanover RM	12	10	0	0	0	0	12	10
Portage la Prairie	3	1	0	0	0	0	3	1
St. Andrews	12	7	0	0	0	0	12	7
Steinbach MD	28	10	0	0	57	0	85	10
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	422	413	113	154	94	156	629	723

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Regina	171	139	115	92	44	7	330	238
Saskatoon	328	284	119	73	201	8	648	365
Centres 10,000 - 49,999								
Estevan	11	2	0	40	0	4	11	46
Lloydminster	13	7	14	0	0	0	27	7
Moose Jaw	6	7	0	0	0	0	6	7
North Battleford	3	4	0	0	4	0	7	4
Prince Albert	11	8	0	4	0	8	11	20
Swift Current	2	15	1	4	24	0	27	19
Yorkton	2	3	0	0	0	0	2	3
Total Saskatchewan (10,000+)	547	469	249	213	273	27	1,069	709

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	171	139	115	92	44	7	330	238
Saskatoon	328	284	119	73	201	8	648	365
Centres 10,000 - 49,999								
Estevan	11	2	0	40	0	4	11	46
Lloydminster	13	7	14	0	0	0	27	7
Moose Jaw	6	7	0	0	0	0	6	7
North Battleford	3	4	0	0	4	0	7	4
Prince Albert	11	8	0	4	0	8	11	20
Swift Current	2	15	1	4	24	0	27	19
Yorkton	2	3	0	0	0	0	2	3
Total Saskatchewan (10,000+)	547	469	249	213	273	27	1,069	709

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Calgary	1,137	1,735	362	296	49	130	1,548	2,161
Edmonton	1,035	1,775	293	223	237	34	1,565	2,032
Centres 50,000 - 99,999								
Grande Prairie	60	53	0	0	0	0	60	53
Lethbridge	104	143	156	16	0	0	260	159
Medicine Hat	14	52	0	0	4	4	18	56
Red Deer	80	84	5	79	0	45	85	208
Wood Buffalo	121	118	0	0	0	3	121	121
Centres 10,000 - 49,999								
Bonneyville MD	12	13	0	0	0	0	12	13
Brooks	9	5	0	0	0	0	9	5
Camrose	17	32	0	0	0	0	17	32
Canmore	1	3	5	0	0	0	6	3
Clearwater County MD	4	6	0	0	0	0	4	6
Cold Lake	10	13	0	0	0	0	10	13
Foothills No 31 MD	21	26	0	0	0	0	21	26
High River T	9	30	3	0	0	0	12	30
Lacombe T	19	50	0	0	0	0	19	50
Lacombe County CM	9	5	0	0	0	0	9	5
Mackenzie No 23 MD	7	7	14	0	0	0	21	7
Mountain View County MD	6	12	0	0	0	0	6	12
Okotoks	44	91	0	0	0	0	44	91
Red Deer County CM	11	6	0	0	0	0	11	6
Strathmore T	7	6	84	4	0	0	91	10
Sylvan Lake	33	34	0	0	0	0	33	34
Wetaskiwin County No 10 CM	5	5	0	0	0	0	5	5
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	7	12	0	0	0	0	7	12
Total Alberta (10,000+)	2,809	4,339	922	642	290	216	4,021	5,197

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	1,137	1,735	362	296	49	130	1,548	2,161
Edmonton	1,035	1,775	293	223	237	34	1,565	2,032
Centres 50,000 - 99,999								
Grande Prairie	60	53	0	0	0	0	60	53
Lethbridge	104	143	156	16	0	0	260	159
Medicine Hat	14	52	0	0	4	4	18	56
Red Deer	80	84	5	79	0	45	85	208
Wood Buffalo	121	118	0	0	0	3	121	121
Centres 10,000 - 49,999								
Bonnyville MD	12	13	0	0	0	0	12	13
Brooks	9	5	0	0	0	0	9	5
Camrose	17	32	0	0	0	0	17	32
Canmore	1	3	5	0	0	0	6	3
Clearwater County MD	4	6	0	0	0	0	4	6
Cold Lake	10	13	0	0	0	0	10	13
Foothills No 31 MD	21	26	0	0	0	0	21	26
High River T	9	30	3	0	0	0	12	30
Lacombe T	19	50	0	0	0	0	19	50
Lacombe County CM	9	5	0	0	0	0	9	5
Mackenzie No 23 MD	7	7	14	0	0	0	21	7
Mountain View County MD	6	12	0	0	0	0	6	12
Okotoks	44	91	0	0	0	0	44	91
Red Deer County CM	11	6	0	0	0	0	11	6
Strathmore T	7	6	84	4	0	0	91	10
Sylvan Lake	33	34	0	0	0	0	33	34
Wetaskiwin County No 10 CM	5	5	0	0	0	0	5	5
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	7	12	0	0	0	0	7	12
Total Alberta (10,000+)	2,809	4,339	922	642	290	216	4,021	5,197

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Winnipeg	143	201	6	6	22	6	0	254	171	467	-63.4
Centres 10,000 - 49,999											
Brandon	12	6	2	0	4	8	8	14	26	28	-7.1
Hanover RM	24	16	0	2	8	0	0	0	32	18	77.8
Portage la Prairie	14	18	0	0	0	12	0	0	14	30	-53.3
St. Andrews	9	6	0	0	0	0	0	0	9	6	50.0
Steinbach MD	22	10	6	6	0	0	8	0	36	16	125.0
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	224	257	14	14	34	26	16	268	288	565	-49.0

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Winnipeg	143	201	6	6	22	6	0	254	171	467	-63.4
Centres 10,000 - 49,999											
Brandon	12	6	2	0	4	8	8	14	26	28	-7.1
Hanover RM	24	16	0	2	8	0	0	0	32	18	77.8
Portage la Prairie	14	18	0	0	0	12	0	0	14	30	-53.3
St. Andrews	9	6	0	0	0	0	0	0	9	6	50.0
Steinbach MD	22	10	6	6	0	0	8	0	36	16	125.0
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	224	257	14	14	34	26	16	268	288	565	-49.0

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Regina	117	180	10	2	5	10	36	0	168	192	-12.5
Saskatoon	421	288	24	12	54	0	93	106	592	406	45.8
Centres 10,000 - 49,999											
Estevan	9	10	0	0	0	0	0	24	9	34	-73.5
Lloydminster	11	7	0	0	0	0	0	0	11	7	57.1
Moose Jaw	19	20	0	0	0	4	0	0	19	24	-20.8
North Battleford	13	10	2	2	5	13	0	0	20	25	-20.0
Prince Albert	24	26	0	6	0	18	0	26	24	76	-68.4
Swift Current	13	11	4	0	0	0	8	0	25	11	127.3
Yorkton	9	15	2	4	0	0	24	16	35	35	0.0
Total Saskatchewan (10,000+)	636	567	42	26	64	45	161	172	903	810	11.5

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Regina	117	180	10	2	5	10	36	0	168	192	-12.5
Saskatoon	421	288	24	12	54	0	93	106	592	406	45.8
Centres 10,000 - 49,999											
Estevan	9	10	0	0	0	0	0	24	9	34	-73.5
Lloydminster	11	7	0	0	0	0	0	0	11	7	57.1
Moose Jaw	19	20	0	0	0	4	0	0	19	24	-20.8
North Battleford	13	10	2	2	5	13	0	0	20	25	-20.0
Prince Albert	24	26	0	6	0	18	0	26	24	76	-68.4
Swift Current	13	11	4	0	0	0	8	0	25	11	127.3
Yorkton	9	15	2	4	0	0	24	16	35	35	0.0
Total Saskatchewan (10,000+)	636	567	42	26	64	45	161	172	903	810	11.5

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Calgary	970	1,107	132	152	207	132	247	824	1,556	2,215	-29.8
Edmonton	1,477	1,064	314	254	195	128	403	490	2,389	1,936	23.4
Centres 50,000 - 99,999											
Grande Prairie	143	149	14	4	0	4	79	0	236	157	50.3
Lethbridge	123	95	10	34	22	18	144	0	299	147	103.4
Medicine Hat	47	36	2	0	3	0	47	0	99	36	175.0
Red Deer	79	61	6	14	8	24	6	0	99	99	0.0
Wood Buffalo	163	132	6	4	50	86	150	186	369	408	-9.6
Centres 10,000 - 49,999											
Bonnyville MD	28	25	0	2	0	0	0	0	28	27	3.7
Brooks	7	15	0	2	0	3	0	0	7	20	-65.0
Camrose	14	21	2	0	0	4	0	63	16	88	-81.8
Canmore	3	2	0	0	0	0	0	98	3	100	-97.0
Clearwater County MD	12	21	0	0	0	0	0	0	12	21	-42.9
Cold Lake	20	24	0	0	0	0	0	0	20	24	-16.7
Foothills No 31 MD	24	33	0	0	0	0	0	0	24	33	-27.3
High River T	13	18	2	2	0	0	0	0	15	20	-25.0
Lacombe T	24	20	6	2	0	0	10	0	40	22	81.8
Lacombe County CM	9	17	0	0	0	0	0	0	9	17	-47.1
Mackenzie No 23 MD	14	5	0	0	0	0	0	0	14	5	180.0
Mountain View County MD	14	6	0	0	0	0	0	0	14	6	133.3
Okotoks	60	71	2	6	0	0	31	0	93	77	20.8
Red Deer County CM	14	24	0	0	0	0	0	0	14	24	-41.7
Strathmore T	10	8	2	4	4	0	0	48	16	60	-73.3
Sylvan Lake	19	22	0	2	10	9	0	0	29	33	-12.1
Wetaskiwin County No 10 CM	15	17	0	0	0	0	0	0	15	17	-11.8
Wetaskiwin	2	10	0	0	0	4	0	0	2	14	-85.7
Yellowhead County MD	20	19	0	0	0	0	0	0	20	19	5.3
Total Alberta (10,000+)	3,363	3,049	498	482	499	415	1,117	1,709	5,477	5,655	-3.1

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Calgary	970	1,107	132	152	207	132	247	824	1,556	2,215	-29.8
Edmonton	1,477	1,064	314	254	195	128	403	490	2,389	1,936	23.4
Centres 50,000 - 99,999											
Grande Prairie	143	149	14	4	0	4	79	0	236	157	50.3
Lethbridge	123	95	10	34	22	18	144	0	299	147	103.4
Medicine Hat	47	36	2	0	3	0	47	0	99	36	175.0
Red Deer	79	61	6	14	8	24	6	0	99	99	0.0
Wood Buffalo	163	132	6	4	50	86	150	186	369	408	-9.6
Centres 10,000 - 49,999											
Bonnyville MD	28	25	0	2	0	0	0	0	28	27	3.7
Brooks	7	15	0	2	0	3	0	0	7	20	-65.0
Camrose	14	21	2	0	0	4	0	63	16	88	-81.8
Canmore	3	2	0	0	0	0	0	98	3	100	-97.0
Clearwater County MD	12	21	0	0	0	0	0	0	12	21	-42.9
Cold Lake	20	24	0	0	0	0	0	0	20	24	-16.7
Foothills No 31 MD	24	33	0	0	0	0	0	0	24	33	-27.3
High River T	13	18	2	2	0	0	0	0	15	20	-25.0
Lacombe T	24	20	6	2	0	0	10	0	40	22	81.8
Lacombe County CM	9	17	0	0	0	0	0	0	9	17	-47.1
Mackenzie No 23 MD	14	5	0	0	0	0	0	0	14	5	180.0
Mountain View County MD	14	6	0	0	0	0	0	0	14	6	133.3
Okotoks	60	71	2	6	0	0	31	0	93	77	20.8
Red Deer County CM	14	24	0	0	0	0	0	0	14	24	-41.7
Strathmore T	10	8	2	4	4	0	0	48	16	60	-73.3
Sylvan Lake	19	22	0	2	10	9	0	0	29	33	-12.1
Wetaskiwin County No 10 CM	15	17	0	0	0	0	0	0	15	17	-11.8
Wetaskiwin	2	10	0	0	0	4	0	0	2	14	-85.7
Yellowhead County MD	20	19	0	0	0	0	0	0	20	19	5.3
Total Alberta (10,000+)	3,363	3,049	498	482	499	415	1,117	1,709	5,477	5,655	-3.1

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Winnipeg	22	6	0	0	0	159	0	95
Centres 10,000 - 49,999								
Brandon	4	4	0	4	0	0	8	14
Hanover RM	4	0	4	0	0	0	0	0
Portage la Prairie	0	0	0	12	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	8	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	30	10	4	16	0	159	16	109

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	22	6	0	0	0	159	0	95
Centres 10,000 - 49,999								
Brandon	4	4	0	4	0	0	8	14
Hanover RM	4	0	4	0	0	0	0	0
Portage la Prairie	0	0	0	12	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	8	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	30	10	4	16	0	159	16	109

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Regina	5	10	0	0	36	0	0	0
Saskatoon	54	0	0	0	85	106	8	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	24	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	0	0	0
North Battleford	5	13	0	0	0	0	0	0
Prince Albert	0	0	0	18	0	18	0	8
Swift Current	0	0	0	0	8	0	0	0
Yorkton	0	0	0	0	24	0	0	16
Total Saskatchewan (10,000+)	64	27	0	18	153	148	8	24

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	5	10	0	0	36	0	0	0
Saskatoon	54	0	0	0	85	106	8	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	24	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	0	0	0
North Battleford	5	13	0	0	0	0	0	0
Prince Albert	0	0	0	18	0	18	0	8
Swift Current	0	0	0	0	8	0	0	0
Yorkton	0	0	0	0	24	0	0	16
Total Saskatchewan (10,000+)	64	27	0	18	153	148	8	24

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Calgary	207	132	0	0	123	824	124	0
Edmonton	163	128	32	0	372	462	31	28
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	0	0	0	79	0
Lethbridge	22	18	0	0	144	0	0	0
Medicine Hat	0	0	3	0	47	0	0	0
Red Deer	0	24	8	0	0	0	6	0
Wood Buffalo	50	66	0	20	0	34	150	152
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	63
Canmore	0	0	0	0	0	98	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	10	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	31	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	4	0	0	0	0	48	0	0
Sylvan Lake	10	9	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	456	391	43	24	696	1,466	421	243

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	207	132	0	0	123	824	124	0
Edmonton	163	128	32	0	372	462	31	28
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	0	0	0	79	0
Lethbridge	22	18	0	0	144	0	0	0
Medicine Hat	0	0	3	0	47	0	0	0
Red Deer	0	24	8	0	0	0	6	0
Wood Buffalo	50	66	0	20	0	34	150	152
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	63
Canmore	0	0	0	0	0	98	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	10	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	31	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	4	0	0	0	0	48	0	0
Sylvan Lake	10	9	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	456	391	43	24	696	1,466	421	243

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Winnipeg	137	202	34	170	0	95	171	467
Centres 10,000 - 49,999								
Brandon	11	6	7	4	8	18	26	28
Hanover RM	24	18	4	0	4	0	32	18
Portage la Prairie	14	18	0	0	0	12	14	30
St. Andrews	9	6	0	0	0	0	9	6
Steinbach MD	28	16	0	0	8	0	36	16
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	223	266	45	174	20	125	288	565

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Winnipeg	137	202	34	170	0	95	171	467
Centres 10,000 - 49,999								
Brandon	11	6	7	4	8	18	26	28
Hanover RM	24	18	4	0	4	0	32	18
Portage la Prairie	14	18	0	0	0	12	14	30
St. Andrews	9	6	0	0	0	0	9	6
Steinbach MD	28	16	0	0	8	0	36	16
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	223	266	45	174	20	125	288	565

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Regina	117	176	43	13	8	3	168	192
Saskatoon	442	298	139	106	11	2	592	406
Centres 10,000 - 49,999								
Estevan	9	10	0	24	0	0	9	34
Lloydminster	11	7	0	0	0	0	11	7
Moose Jaw	19	20	0	4	0	0	19	24
North Battleford	15	12	5	13	0	0	20	25
Prince Albert	24	32	0	18	0	26	24	76
Swift Current	15	11	8	0	2	0	25	11
Yorkton	11	19	24	0	0	16	35	35
Total Saskatchewan (10,000+)	663	585	219	178	21	47	903	810

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Regina	117	176	43	13	8	3	168	192
Saskatoon	442	298	139	106	11	2	592	406
Centres 10,000 - 49,999								
Estevan	9	10	0	24	0	0	9	34
Lloydminster	11	7	0	0	0	0	11	7
Moose Jaw	19	20	0	4	0	0	19	24
North Battleford	15	12	5	13	0	0	20	25
Prince Albert	24	32	0	18	0	26	24	76
Swift Current	15	11	8	0	2	0	25	11
Yorkton	11	19	24	0	0	16	35	35
Total Saskatchewan (10,000+)	663	585	219	178	21	47	903	810

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Calgary	1,098	1,254	332	961	126	0	1,556	2,215
Edmonton	1,797	1,287	529	621	63	28	2,389	1,936
Centres 50,000 - 99,999								
Grande Prairie	157	157	0	0	79	0	236	157
Lethbridge	127	129	172	18	0	0	299	147
Medicine Hat	49	36	47	0	3	0	99	36
Red Deer	85	75	0	24	14	0	99	99
Wood Buffalo	219	148	0	88	150	172	369	408
Centres 10,000 - 49,999								
Bonneyville MD	28	27	0	0	0	0	28	27
Brooks	7	17	0	3	0	0	7	20
Camrose	16	21	0	4	0	63	16	88
Canmore	3	2	0	98	0	0	3	100
Clearwater County MD	12	21	0	0	0	0	12	21
Cold Lake	20	24	0	0	0	0	20	24
Foothills No 31 MD	24	33	0	0	0	0	24	33
High River T	15	20	0	0	0	0	15	20
Lacombe T	30	22	10	0	0	0	40	22
Lacombe County CM	9	17	0	0	0	0	9	17
Mackenzie No 23 MD	14	5	0	0	0	0	14	5
Mountain View County MD	14	6	0	0	0	0	14	6
Okotoks	62	77	0	0	31	0	93	77
Red Deer County CM	14	24	0	0	0	0	14	24
Strathmore T	12	12	4	48	0	0	16	60
Sylvan Lake	19	27	10	6	0	0	29	33
Wetaskiwin County No 10 CM	15	17	0	0	0	0	15	17
Wetaskiwin	2	10	0	0	0	4	2	14
Yellowhead County MD	20	19	0	0	0	0	20	19
Total Alberta (10,000+)	3,907	3,517	1,104	1,871	466	267	5,477	5,655

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Calgary	1,098	1,254	332	961	126	0	1,556	2,215
Edmonton	1,797	1,287	529	621	63	28	2,389	1,936
Centres 50,000 - 99,999								
Grande Prairie	157	157	0	0	79	0	236	157
Lethbridge	127	129	172	18	0	0	299	147
Medicine Hat	49	36	47	0	3	0	99	36
Red Deer	85	75	0	24	14	0	99	99
Wood Buffalo	219	148	0	88	150	172	369	408
Centres 10,000 - 49,999								
Bonnyville MD	28	27	0	0	0	0	28	27
Brooks	7	17	0	3	0	0	7	20
Camrose	16	21	0	4	0	63	16	88
Canmore	3	2	0	98	0	0	3	100
Clearwater County MD	12	21	0	0	0	0	12	21
Cold Lake	20	24	0	0	0	0	20	24
Foothills No 31 MD	24	33	0	0	0	0	24	33
High River T	15	20	0	0	0	0	15	20
Lacombe T	30	22	10	0	0	0	40	22
Lacombe County CM	9	17	0	0	0	0	9	17
Mackenzie No 23 MD	14	5	0	0	0	0	14	5
Mountain View County MD	14	6	0	0	0	0	14	6
Okotoks	62	77	0	0	31	0	93	77
Red Deer County CM	14	24	0	0	0	0	14	24
Strathmore T	12	12	4	48	0	0	16	60
Sylvan Lake	19	27	10	6	0	0	29	33
Wetaskiwin County No 10 CM	15	17	0	0	0	0	15	17
Wetaskiwin	2	10	0	0	0	4	2	14
Yellowhead County MD	20	19	0	0	0	0	20	19
Total Alberta (10,000+)	3,907	3,517	1,104	1,871	466	267	5,477	5,655

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q1 2011	27	14.8	43	23.6	33	18.1	24	13.2	55	30.2	182	359,450	399,247
Q1 2010	30	15.7	36	18.8	49	25.7	25	13.1	51	26.7	191	350,000	385,996
Year-to-date 2011	27	14.8	43	23.6	33	18.1	24	13.2	55	30.2	182	359,450	399,247
Year-to-date 2010	30	15.7	36	18.8	49	25.7	25	13.1	51	26.7	191	350,000	385,996

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q1 2011	7	6.8	8	7.8	16	15.5	21	20.4	51	49.5	103	419,900	491,702
Q1 2010	9	6.0	14	9.3	23	15.2	37	24.5	68	45.0	151	400,000	428,794
Year-to-date 2011	7	6.8	8	7.8	16	15.5	21	20.4	51	49.5	103	419,900	491,702
Year-to-date 2010	9	6.0	14	9.3	23	15.2	37	24.5	68	45.0	151	400,000	428,794
Saskatoon CMA													
Q1 2011	37	10.5	77	21.9	91	25.9	62	17.7	84	23.9	351	360,000	375,392
Q1 2010	31	10.9	58	20.4	88	31.0	34	12.0	73	25.7	284	350,361	378,709
Year-to-date 2011	37	10.5	77	21.9	91	25.9	62	17.7	84	23.9	351	360,000	375,392
Year-to-date 2010	31	10.9	58	20.4	88	31.0	34	12.0	73	25.7	284	350,361	378,709
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2011	44	9.7	85	18.7	107	23.6	83	18.3	135	29.7	454	370,640	401,779
Q1 2010	40	9.2	72	16.6	111	25.5	71	16.3	141	32.4	435	370,523	396,095
Year-to-date 2011	44	9.7	85	18.7	107	23.6	83	18.3	135	29.7	454	370,640	401,779
Year-to-date 2010	40	9.2	72	16.6	111	25.5	71	16.3	141	32.4	435	370,523	396,095

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q1 2011	78	57.4	24	17.6	12	8.8	3	2.2	19	14.0	136	325,000	363,508
Q1 2010	88	58.7	25	16.7	13	8.7	7	4.7	17	11.3	150	326,598	358,159
Year-to-date 2011	78	57.4	24	17.6	12	8.8	3	2.2	19	14.0	136	325,000	363,508
Year-to-date 2010	88	58.7	25	16.7	13	8.7	7	4.7	17	11.3	150	326,598	358,159
Lethbridge													
Q1 2011	72	47.7	36	23.8	14	9.3	20	13.2	9	6.0	151	352,700	393,711
Q1 2010	79	77.5	15	14.7	2	2.0	4	3.9	2	2.0	102	284,850	305,196
Year-to-date 2011	72	47.7	36	23.8	14	9.3	20	13.2	9	6.0	151	352,700	393,711
Year-to-date 2010	79	77.5	15	14.7	2	2.0	4	3.9	2	2.0	102	284,850	305,196
Medicine Hat													
Q1 2011	42	67.7	9	14.5	6	9.7	1	1.6	4	6.5	62	304,500	327,661
Q1 2010	35	67.3	10	19.2	5	9.6	0	0.0	2	3.8	52	326,500	329,252
Year-to-date 2011	42	67.7	9	14.5	6	9.7	1	1.6	4	6.5	62	304,500	327,661
Year-to-date 2010	35	67.3	10	19.2	5	9.6	0	0.0	2	3.8	52	326,500	329,252
Red Deer													
Q1 2011	29	34.9	15	18.1	9	10.8	8	9.6	22	26.5	83	397,000	439,323
Q1 2010	31	44.3	8	11.4	18	25.7	1	1.4	12	17.1	70	384,950	405,705
Year-to-date 2011	29	34.9	15	18.1	9	10.8	8	9.6	22	26.5	83	397,000	439,323
Year-to-date 2010	31	44.3	8	11.4	18	25.7	1	1.4	12	17.1	70	384,950	405,705
Wood Buffalo													
Q1 2011	0	0.0	1	0.6	1	0.6	1	0.6	160	98.2	163	739,900	752,490
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	0	0.0	1	0.6	1	0.6	1	0.6	160	98.2	163	739,900	752,490
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q1 2011	170	16.7	118	11.6	199	19.6	150	14.7	380	37.4	1,017	453,977	533,868
Q1 2010	281	25.4	215	19.5	226	20.5	93	8.4	290	26.2	1,105	410,800	528,414
Year-to-date 2011	170	16.7	118	11.6	199	19.6	150	14.7	380	37.4	1,017	453,977	533,868
Year-to-date 2010	281	25.4	215	19.5	226	20.5	93	8.4	290	26.2	1,105	410,800	528,414
Edmonton CMA													
Q1 2011	231	17.8	210	16.1	235	18.1	190	14.6	435	33.4	1,301	445,900	502,140
Q1 2010	241	23.3	223	21.6	186	18.0	118	11.4	265	25.7	1,033	414,300	468,348
Year-to-date 2011	231	17.8	210	16.1	235	18.1	190	14.6	435	33.4	1,301	445,900	502,140
Year-to-date 2010	241	23.3	223	21.6	186	18.0	118	11.4	265	25.7	1,033	414,300	468,348
Total Urban Centres in Alberta (50,000+)													
Q1 2011	622	21.4	413	14.2	476	16.3	373	12.8	1,029	35.3	2,913	443,800	509,629
Q1 2010	755	28.6	496	18.8	450	17.0	223	8.4	718	27.2	2,642	408,519	487,638
Year-to-date 2011	622	21.4	413	14.2	476	16.3	373	12.8	1,029	35.3	2,913	443,800	509,629
Year-to-date 2010	755	28.6	496	18.8	450	17.0	223	8.4	718	27.2	2,642	408,519	487,638

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
First Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	518	-10.4	1,060	998	1,494	71.0	206,454	16.2	220,709
	February	755	10.4	1,079	1,213	1,561	69.1	210,059	11.3	215,447
	March	1,176	21.4	1,119	1,813	1,562	71.6	219,046	7.0	212,903
	April	1,428	17.2	1,159	2,250	1,729	67.0	230,297	10.8	219,894
	May	1,522	2.2	1,098	2,233	1,527	71.9	229,813	12.5	216,252
	June	1,544	-6.3	1,048	1,955	1,418	73.9	226,392	10.7	221,173
	July	1,297	-12.3	1,058	1,723	1,514	69.9	219,012	9.4	219,187
	August	1,112	-11.3	972	1,633	1,491	65.2	214,981	6.3	217,513
	September	1,230	3.1	1,129	1,672	1,509	74.8	216,327	6.6	222,160
	October	1,023	-3.9	1,132	1,356	1,567	72.2	224,439	9.7	228,521
	November	874	0.2	1,109	1,120	1,592	69.7	222,723	12.7	232,287
	December	685	7.2	1,204	579	1,580	76.2	232,648	15.3	236,684
2011	January	596	15.1	1,213	1,158	1,684	72.0	221,933	7.5	231,583
	February	822	8.9	1,178	1,396	1,725	68.3	222,071	5.7	229,836
	March	1,236	5.1	1,192	1,648	1,542	77.3	236,552	8.0	236,710
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,449	9.8	3,258	4,024	4,617	70.6	213,612	10.8	216,285
	Q1 2011	2,654	8.4	3,583	4,202	4,951	72.4	228,784	7.1	232,714
	YTD 2010	2,449	9.8		4,024			213,612	10.8	
	YTD 2011	2,654	8.4		4,202			228,784	7.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Saskatchewan
First Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	531	2.1	888	1,092	1,527	58.2	228,430	2.0	237,972
	February	727	14.8	908	1,407	1,752	51.8	244,386	7.6	236,303
	March	1,067	34.0	925	2,232	1,844	50.2	239,716	5.4	236,663
	April	1,066	9.3	882	2,320	1,791	49.2	249,634	4.3	243,466
	May	1,104	-3.8	871	2,391	1,791	48.6	237,618	0.7	232,545
	June	1,077	-13.5	831	2,230	1,688	49.2	248,978	6.3	240,545
	July	1,004	-23.0	838	1,878	1,658	50.5	249,053	6.6	241,315
	August	1,026	-9.0	890	1,907	1,668	53.4	238,716	2.4	242,313
	September	976	-7.7	912	1,739	1,679	54.3	236,455	2.5	242,368
	October	864	-6.5	992	1,389	1,702	58.3	234,147	1.4	243,727
	November	863	11.9	1,006	1,272	1,788	56.3	251,732	7.8	254,600
	December	567	-4.5	925	764	1,733	53.4	241,971	1.3	254,088
2011	January	612	15.3	1,027	1,412	1,978	51.9	247,357	8.3	253,376
	February	753	3.6	933	1,536	1,841	50.7	251,302	2.8	247,095
	March	977	-8.4	898	2,079	1,716	52.3	255,440	6.6	253,663
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,325	19.3	2,721	4,731	5,123	53.1	238,599	5.4	236,970
	Q1 2011	2,342	0.7	2,858	5,027	5,535	51.6	251,997	5.6	251,416
	YTD 2010	2,325	19.3		4,731			238,599	5.4	
	YTD 2011	2,342	0.7		5,027			251,997	5.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Alberta
First Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	2,934	34.6	4,525	8,162	9,126	49.6	343,264	6.4	344,527
	February	4,077	26.3	4,575	8,891	9,408	48.6	343,748	5.1	347,295
	March	5,351	30.5	4,514	12,379	9,844	45.9	362,231	10.3	355,441
	April	5,544	5.9	4,515	12,648	10,323	43.7	355,102	7.7	358,019
	May	5,207	-16.1	4,131	11,993	9,715	42.5	364,303	7.1	360,444
	June	4,746	-35.4	3,589	11,483	9,525	37.7	361,434	4.0	356,245
	July	4,086	-37.4	3,672	9,444	8,785	41.8	355,295	3.1	352,211
	August	3,941	-26.9	3,697	8,634	8,642	42.8	342,571	-0.5	348,417
	September	3,934	-24.6	3,948	8,940	8,862	44.5	349,048	0.4	355,367
	October	3,483	-29.7	3,987	7,606	8,712	45.8	344,569	-2.0	348,041
	November	3,625	-12.4	4,198	6,193	8,486	49.5	347,196	-1.0	353,847
	December	2,795	-7.6	4,374	3,783	8,729	50.1	341,999	-2.8	348,335
2011	January	2,874	-2.0	4,414	8,007	9,014	49.0	348,488	1.5	352,752
	February	3,943	-3.3	4,402	8,881	9,289	47.4	352,076	2.4	355,892
	March	5,118	-4.4	4,363	10,294	8,373	52.1	353,530	-2.4	346,423
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	12,362	30.0	13,614	29,432	28,378	48.0	351,634	7.7	349,076
	Q1 2011	11,935	-3.5	13,179	27,182	26,676	49.4	351,836	0.1	351,705
	YTD 2010	12,362	30.0		29,432			351,634	7.7	
	YTD 2011	11,935	-3.5		27,182			351,836	0.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Manitoba
First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	614.2	5.4	2,569	111.2	729	3,358,473	95.61
	April - June	642	3.7	6.0	619.5	5.4	3,543	98.5	737	3,696,673	96.03
	July - September	612	3.4	5.5	622.5	5.5	2,796	96.3	752	3,558,051	96.04
	October - December	599	3.3	5.3	622.9	5.1	2,407	98.4	762	3,771,598	98.64
2011	January - March	600	3.5	5.3	625.6	5.3			760		101.95
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	1.1	0.4	30.3	70.6	1.1	-9.3	19.8
	April - June	5.7	-0.2	0.6	2.0	0.5	-8.1	24.8	1.9	-6.0	10.4
	July - September	-1.9	-0.4	-0.2	2.0	0.1	14.1	8.1	4.2	0.7	3.8
	October - December	-3.1	-0.4	-0.3	2.5	-0.6	38.3	7.5	4.1	9.3	4.8
2011	January - March	-2.4	-0.2	-0.3	1.9	-0.1			4.3		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan
First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	523.2	4.8	2,834	111.2	832	2,894,509	95.61
	April - June	642	3.7	6.0	526.0	5.3	3,464	98.5	829	2,915,284	96.03
	July - September	612	3.4	5.5	524.8	5.2	2,625	96.3	837	2,650,084	96.04
	October - December	599	3.3	5.3	523.5	5.5	1,265	98.4	841	2,648,993	98.64
2011	January - March	600	3.5	5.3	524.7	5.4			844		101.95
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan
First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	0.6	0.2	19.8	70.6	6.4	-8.5	19.8
	April - June	5.7	-0.2	0.6	1.1	0.5	12.6	24.8	5.8	-3.2	10.4
	July - September	-1.9	-0.4	-0.2	1.3	0.5	-21.4	8.1	3.8	-5.1	3.8
	October - December	-3.1	-0.4	-0.3	0.6	0.6	-40.0	7.5	1.8	7.6	4.8
2011	January - March	-2.4	-0.2	-0.3	0.3	0.7			1.4		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	2,001.6	6.9	5,413	111.2	729	13,901,806	95.61
	April - June	642	3.7	6.0	2,011.1	7.0	10,102	98.5	737	14,547,066	96.03
	July - September	612	3.4	5.5	2,023.5	6.3	5,873	96.3	752	15,426,944	96.04
	October - December	599	3.3	5.3	2,034.4	5.7	418	98.4	762	15,906,810	98.64
2011	January - March	600	3.5	5.3	2,061.9	5.8			760		101.95
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-2.2	1.5	-59.6	70.6	1.1	1.1	19.8
	April - June	5.7	-0.2	0.6	-0.7	0.3	-2.0	24.8	1.9	11.7	10.4
	July - September	-1.9	-0.4	-0.2	0.4	-0.8	35.4	8.1	4.2	15.1	3.8
	October - December	-3.1	-0.4	-0.3	1.0	-1.4	-172.3	7.5	4.1	16.9	4.8
2011	January - March	-2.4	-0.2	-0.3	3.0	-1.2			4.3		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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